049.0	0002	0021.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	683,200 /	683,200
USE VALUE:	683,200 /	683,200
ASSESSED:	683,200 /	683,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61	-R	MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HATZIKOSTANTIS NICHOLAS G
Owner 2:	HATZIKOSTANTIS PAULINE
Owner 3:	
Street 1:	61R MYSTIC STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,192 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1885, having primarily Stucco Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8192.000	284,700		398,500	683,200
Total Card	0.188	284,700		398,500	683,200
Total Parcel	0.188	284,700		398,500	683,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.68 | /Parcel: 381.6

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
34723			02/06/09

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 049.0-0002-0021.0

!4134!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,700	0	8,192.	398,500	683,200	683,200	Year End Roll	12/18/2019
2019	101	FV	225,300	0	8,192.	398,500	623,800	623,800	Year End Roll	1/3/2019
2018	101	FV	225,300	0	8,192.	267,500	492,800	492,800	Year End Roll	12/20/2017
2017	101	FV	225,300	0	8,192.	256,200	481,500	481,500	Year End Roll	1/3/2017
2016	101	FV	225,300	0	8,192.	233,400	458,700	458,700	Year End	1/4/2016
2015	101	FV	211,800	0	8,192.	187,800	399,600	399,600	Year End Roll	12/11/2014
2014	101	FV	211,800	0	8,192.	167,900	379,700	379,700	Year End Roll	12/16/2013
2013	101	FV	211,800	0	8,192.	159,400	371,200	371,200		12/13/2012

PRINT

Date	Time
12/10/20	19:12:19

LAST REV

Date	Time
11/06/19	10:46:15

danam

USER DEFINED

Prior Id # 1:	34723
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4134

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GUARENTE VIOLA	24746-142		8/1/1994		146,050	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2019	665	Re-Roof	7,481	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2009	Meas/Inspect	294	PATRIOT
3/16/2000	Inspected	264	PATRIOT
2/8/2000	Mailer Sent		
2/8/2000	Measured	197	PATRIOT
7/29/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8192		Sq. Ft.	Site		0	70.	0.69	11			Med. Tr	-10	Access	-5			398,460						398,500	

Total AC/HA:	0.18806	Total SF/SM:	8192	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	398,460	Spl Credit		Total:	398,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	6 - Stucco
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

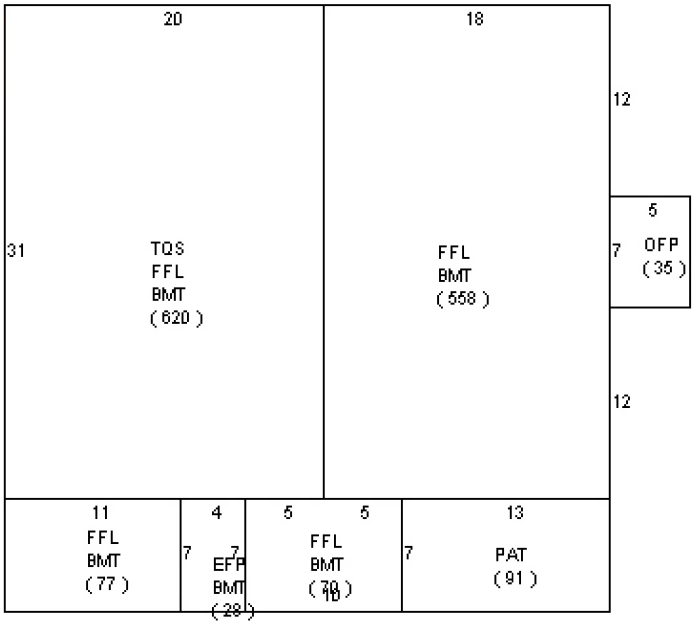
BK; 21398 PG; 132.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB		

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1885	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15 %	
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23659217
Const Adj.:	1.00138497
Adj $ / SQ:	160.980
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412620
Depreciation:	127912
Depreciated Total:	284708

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	160.98
Special Features:	0	Val/Su Net:	86.35
Final Total:	284700	Val/Su SzAd	159.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,353	48.290	65,342
FFL	First Floor	1,325	160.980	213,298
TQS	3/4 Story	465	160.980	74,856
PAT	Patio	91	6.010	547
OFP	Open Porch	35	44.060	1,542
EFP	Enclos Porch	28	72.700	2,036

Net Sketched Area:	3,297			Total:	357,621
Size Ad	1790	Gross Are	3452	FinArea	1790

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

049.0-0002-0021.0

IMAGE

AssessPro Patriot Properties, Inc